



Spectrum Place Lytham Street, London SE17

welcome to

Spectrum Place Lytham Street, London

We are delighted to present this superbly appointed and incredibly spacious two double bedroom first floor purpose built apartment with direct access to its own private balcony, situated off this popular residential side street. The property offers a stunning open plan reception space as well as an en suite to the master bedroom. There is also a beautiful communal roof terrace for the residents to enjoy.

The property is in a convenient residential location within this sought after modern gated development just off the Walworth Road, offering access to a host of shops, supermarkets, restaurants and bars. Transport links are provided by Elephant & Castle station (Northern Line and Overground) and Kennington tube station (Northern Line) along with a plethora of bus routes in to the city. The green spaces of Burgess Park are also only 0.2 miles away, ideal for those who enjoy being outdoors.

Accommodation sprawls over an impressive 840 sq ft and features a spacious entrance hall with generous storage, two genuine double bedrooms of similar proportions with en suite to the master, large open plan kitchen/reception room, private balcony and main bathroom.

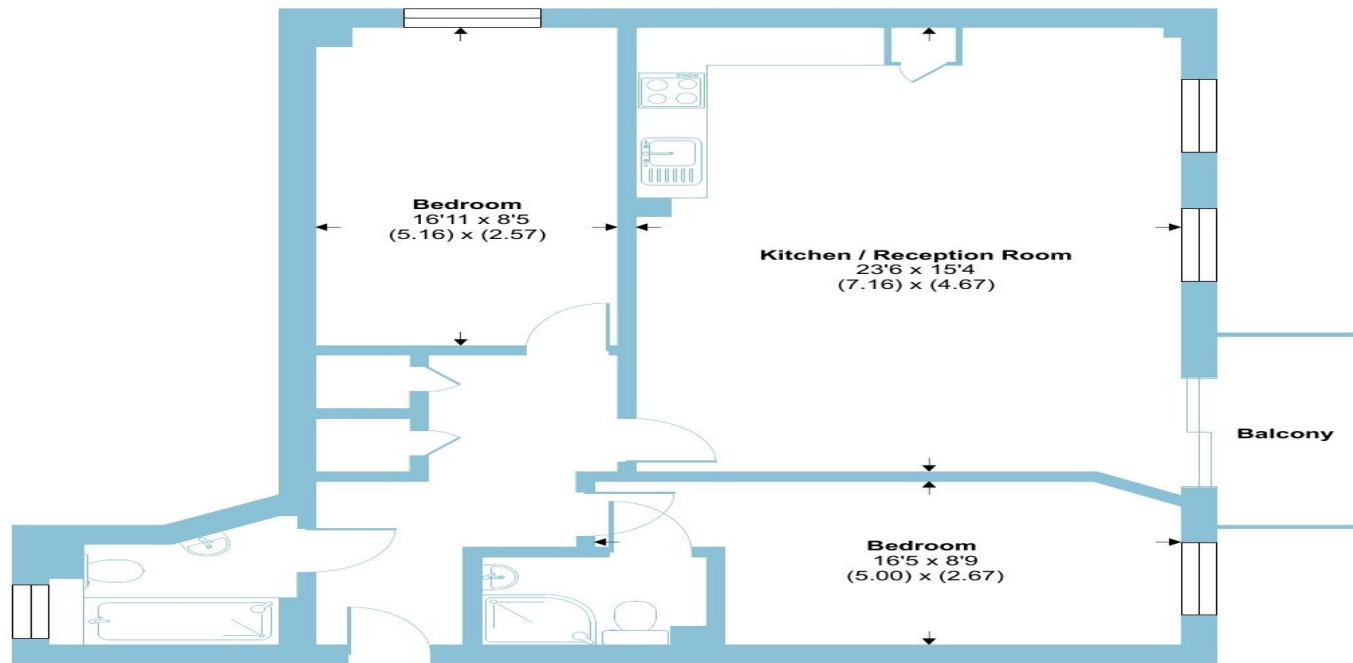
Early viewings are advised to avoid disappointment.



Spectrum Place, Lytham Street, London, SE17

Approximate Area = 840 sq ft / 78 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Barnard Marcus. REF: 1107717



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Spectrum Place Lytham Street, London

- Two Genuine Double Bedrooms
- En Suite to Master
- First Floor
- Gated Development
- Private Balcony & Communal Roof Terrace

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Sep 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110396



Property Ref:
KGT110396 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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